



GRASSROOTS
REALTY GROUP

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134 Autumn Close SE
Calgary, Alberta

MLS # A2348628



\$739,700

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversize		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood F	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	n/a		

In a quiet corner of the sought-after LAKE COMMUNITY of Auburn Bay is this nearly 2100 sq ft home with a finished basement and spacious double attached garage. In this beautiful home, the open-to-above foyer leads to a bright office with double french doors and window to the left, and opens to living areas with west facing windows facing the afternoon sun in the living room with fireplace, a full kitchen, and dining area opening to a large deck and fully fenced back yard, with trees. The kitchen boasts a large island, stainless steel appliances, breakfast bar, corner pantry and QUARTZ counters. Wide stairs with railing go up to the large master bedroom that features a very large walk-in closet & a full ensuite, complete with a massive soaker tub & separate walk-in shower! The upper floor also features 2 other bedrooms and a bright, cheery bonus room with plenty of windows! The basement has been professionally finished with a large family room, 4th bedroom, and 3-piece bathroom, plus a WINE ROOM and plenty of extra storage space. Features include central air conditioning and natural gas line for your barbeque on the huge 26 ft X 12 ft west facing deck. Walking distance to schools, YMCA, South Health Hospital & Seton, this is sure to be one you don't want to miss!